



**Omega Building, Smugglers Way, London SW18 1AZ**



**welcome to**

## **Omega Building, Smugglers Way, London**

We are delighted to introduce this lovely bright and spacious fourth floor apartment with lots of natural light. This property boasts excellent open plan living space, which leads to a Juliet Balcony. The kitchen features a range of contemporary style units with integrated appliances and granite counter tops.

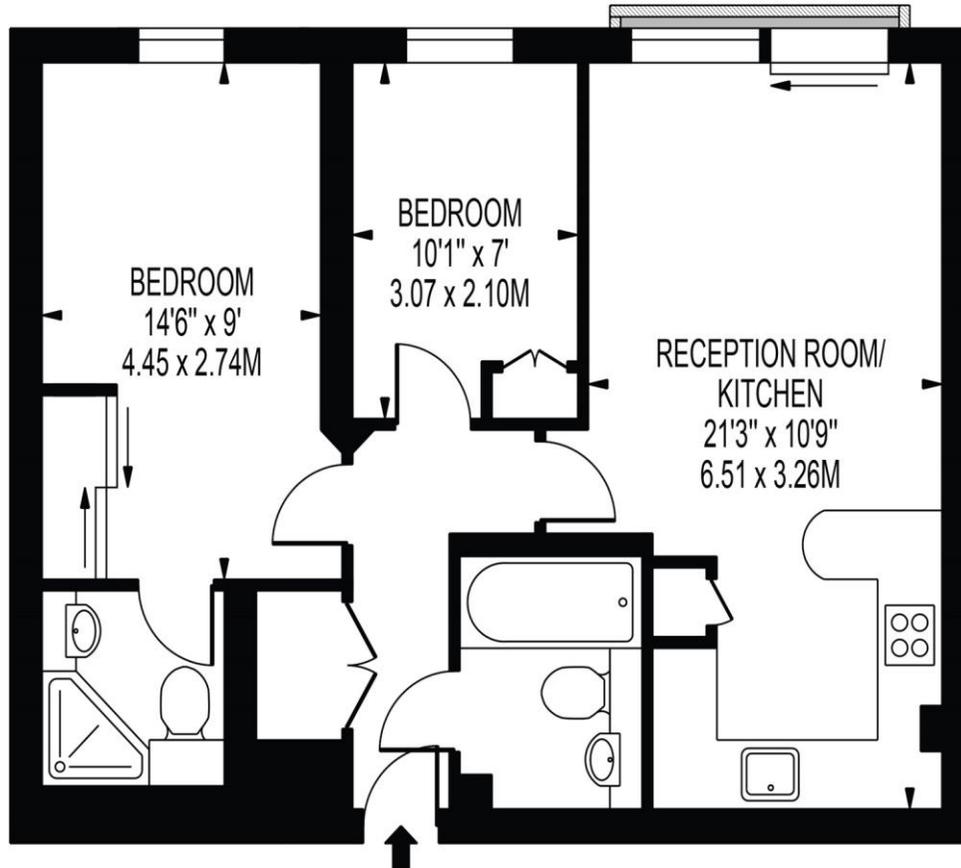
This apartment comprises of two double bedrooms, two bathrooms, a hard wood floor throughout, recessed lighting and upgraded light fittings to create a sleek and stylish finish.

Located on the southern bank of the River Thames, Smugglers Way is a highly sought after residential development. There is a selection of River side restaurants, and it is a short walk away to Old York Road. Wandsworth Town train station is located in Old York Road with its services to Waterloo,



# OMEGA BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 575 SQ FT - 53.42 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## Omega Building, Smugglers Way, London

- Two Bedrooms/Two Bathrooms
- Open Plan Kitchen/Living Space
- Juliet Balcony
- Riverside Development
- Concierge

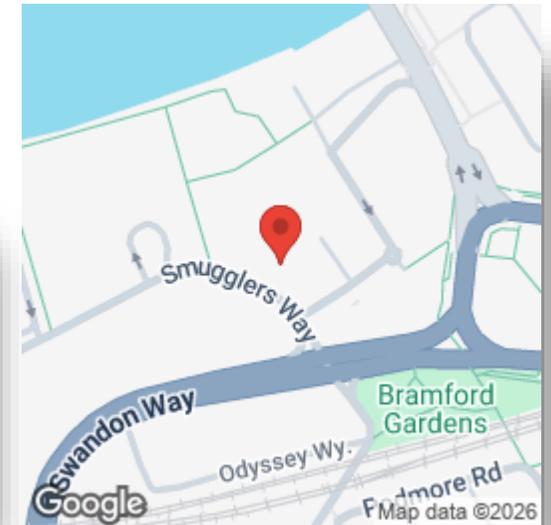
Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 4800.00

Ground Rent: 700.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Feb 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106815](https://www.barnardmarcus.co.uk/Property/BTS106815)



Property Ref:  
BTS106815 - 0003

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